Farmland Auction

Auction to be held at: The Knights of Columbus Hall in Odell, IL.
Located At: #108 W. Tremont St., Odell, IL. 60460. In Downtown Odell

Thursday, November 12, 2026 at 10:00 A.M.

See Maps and Data @ www.bradleyauctionsinc.com

160 Acres M.O.L. - In 2 Tracts
Nevada Twp. --- Livingston Co., IL.

Farm Location: 3 Miles North of Odell, IL. on 2100 E. Road, **OR:** Exit I-55 at Dwight, IL. (Rt. 17 Exit #217) and Go West (on Rte. 17), 4-1/2 Miles to 2100 E. Road, Then 3 Miles South. ***Property is Marked with Auction Signs***

Legal Description: The Northeast Quarter of Section 28, T. 30N. - Range 6 East of the Third P.M. in Livingston County, Illinois.

The Farm will be Offered in Two 80 Acre Tracts -
Tract #1 Being the North 1/2 of the NE 1/4 of Section 28. With No Improvements.
Tract #2 Being the South 1/2 of the NE 1/4 of Section 28. Improved with a 40ft.x80ft. Quonset Style Barn/Shed

U.S.D.A/Farm Service Agency Data:
Farm #1726 - Tract #1137
Farmland Acres: 159.19
Cropland Acres: 158.85
Base Acreage: Corn 79.45 Soybeans 79.36
Total Base Acres: 158.81
PLC Yield: Corn 147 Soybeans 43
HEL Status: Non-Highly Erodable Land
Soils: 91A Swygert Silty Clay Loam - 91B Swygert Silty Clay Loam - 147C2 Clarence Silty Clay Loam - 235 A Bryce Silty Clay
Soil Productivity Index: 119

Tenancy: The Tenancy is Open for the 2027 Crop Year.

Closing: On or Before December 14, 2026

Real Estate Taxes: ***Both Tracts:*** $5,847.82/Year - *Parcel #04-04-28-200-001*

Method of Sale: The Two Tracts will be Sold in the Buyer's Choice Method, with the Successful Bidder having the Option to Purchase Either or Both Tracts. Bidding will be on a Per Acre Basis.

Survey: The Seller will Provide a Survey After the Auction Date and Prior to Closing ONLY if the Two Tracts are Sold to Separate and Unrelated Buyers.

Terms: 1.) Buyer will pay 10% of the Purchase Price Down on Auction Date and Enter into a written contract, (which will be available for review at the Auction and from the Seller's Attorney, prior to the Auction). Balance of the Purchase Price to be paid at Closing. 2.) Seller will pay 2026 Year Taxes due in 2027. 2027 and all subsequent Taxes to be paid by the Buyers. 3.) Land is being sold subject to Right-of-Way for Roads and Easements of Record. 4.) Seller will provide a Title Policy in the amount of the purchase price. 5.) Bidding will be on a Per Acre Basis. 6.) Sale is Subject to the Seller's Confirmation. 7.) Announcements on Day of Auction shall take precedence over printed material.

Seller's Attorney
Ronald K. Fellheimer
Fellheimer Law Firm Ltd.
210 N. Main St., Pontiac, IL. 61764
Ph. 815-842-3858

Land is Posted with Auction Signs!

NOTE: Absentee Bidding (if Required) will be facilitated by way of cellphone connection during the Live Auction. Pre-registration prior to Auction date required.

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Seller: Mary Jo Maddux Trust

Bradleys' Auction Service, Inc.
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IL. Auction Firm Lic. #444.000138

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